

139.0 test PDF Combine only 0001 0016.0 2 of 2 Residential  
 Map Block Lot 1 CARD ARLINGTON APPRAISED: Total Card / Total Parcel  
 210,300 / 1,746,700  
 USE VALUE: 210,300 / 1,746,700  
 ASSESSED: 210,300 / 1,746,700

### PROPERTY LOCATION

No	Alt No	Direction/Street/City	
125		JASON ST, ARLINGTON	
<b>OWNERSHIP</b>			
Owner 1: WIEAND THOMAS M &			
Owner 2: MARKOV-WIEAND AMY E			
Owner 3:			
Street 1: 125 JASON ST			
Street 2:			
Twn/City: ARLINGTON			
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

### PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

### NARRATIVE DESCRIPTION

This parcel contains .433 Sq. Ft. of land mainly classified as Multi-House with a Bungalow Building built about 1959, having primarily Wood Shingle Exterior and 488 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

### OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

### PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		0	Sq. Ft.	Site			0	0.	0.00	10																

### IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101	0.000	210,300			210,300			89102
								GIS Ref
								GIS Ref
								Insp Date
								07/10/18
								!10732!

### PREVIOUS ASSESSMENT

Parcel ID	139.0-0001-0016.0
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Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

### SALES INFORMATION

### TAX DISTRICT

### PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

### BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2014	566	Add Bath	145,700					

### ACTIVITY INFORMATION

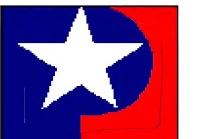
Date	Result	By	Name
7/10/2018	Measured	DGM	D Mann
6/19/2014	Info Fm Prmt	PC	PHIL C

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total Card / Total Parcel  
 210,300 / 1,746,700



### USER DEFINED

Prior Id # 1:	89102
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/30/21 11:16:19
Prior Id # 2:	
Prior Id # 3:	
LAST REV Date	
LAST REV Time	
09/11/18	15:12:39
danam	
10732	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**EXTERIOR INFORMATION**

test PDF - Combine only

Type:	2 - Bungalow
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 2
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1959
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G19
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

**BATH FEATURES**

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 3	BRs: 1	Baths: 2 HB 1

**OTHER FEATURES**

Kits:	1	Rating: Very Good
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	

Name:	
-------	--

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total:	4.6 %
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<b>CALC SUMMARY</b>	<b>COMPARABLE SALES</b>
Basic \$ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.49970007
Adj \$ / SQ:	202.460
Other Features:	105000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	220484
Depreciation:	10142
Depreciated Total:	210342
WtAv\$/SQ:	AvRate:
Juris. Factor:	1.00
Special Features:	0
Final Total:	210300 Val/Su SzAd 430.94
Before Depr:	202.46
Val/Su Net:	197.84

Net Sketched Area:	1,063	Total:	115,484
Size Ad	488	Gross Area	1063 FinArea 488

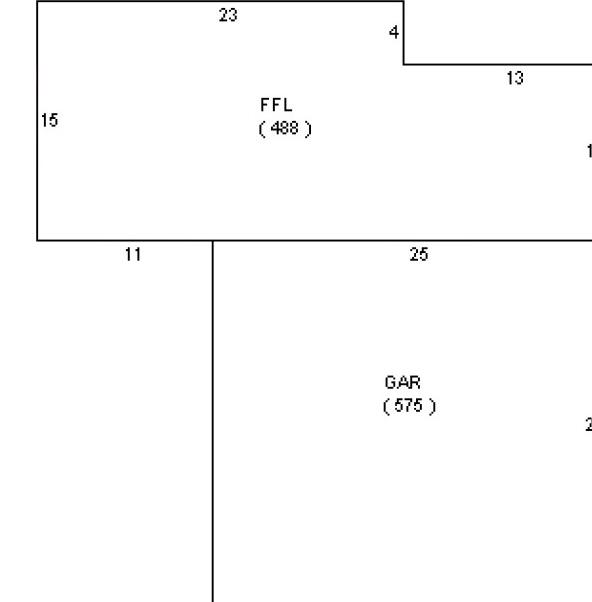
Code	Description	Area - SQ	Rate - AV	Undepr Value
GAR	Garage	575	29.020	16,684
FFL	First Floor	488	202.460	98,800

Sub % Area	Usbl	Descrip	% Type	Qu # Ten

IMAGE	AssessPro Patriot Properties, Inc
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**COMMENTS**

CK COND 7/01 APT/WITH ATTACHED GAR.  
2

**SKETCH**

139.0 0001 0016.0 2 of 2 Residential  
 test PDF Combine only Map Block Lot CARD ARLINGTON APPRAISED: 210,300 / 1,746,700  
 Total Card / Total Parcel 210,300 / 1,746,700

### PROPERTY LOCATION

No	Alt No	Direction/Street/City	
125		JASON ST, ARLINGTON	
<b>OWNERSHIP</b>			
Owner 1: WIEAND THOMAS M &			
Owner 2: MARKOV-WIEAND AMY E			
Owner 3:			
Street 1: 125 JASON ST			
Street 2:			
Twn/City: ARLINGTON			
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

### PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

### NARRATIVE DESCRIPTION

This parcel contains .433 Sq. Ft. of land mainly classified as Multi-House with a Bungalow Building built about 1959, having primarily Wood Shingle Exterior and 488 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

### OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

### PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		0	Sq. Ft.	Site			0	0.	0.00	10																

### IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	0.000	210,300			210,300		89102
							GIS Ref
							GIS Ref
							Insp Date
							07/10/18

PREVIOUS ASSESSMENT		Parcel ID		139.0-0001-0016.0		PRINT						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Time
										12/30/21	11:16:19	
										09/11/18	15:12:39	
												danam
												10732
												ASR Map:
												Fact Dist:
												Reval Dist:
												Year:
												LandReason:
												BldReason:
												CivilDistrict:
												Ratio:

### SALES INFORMATION

### TAX DISTRICT

### PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

### BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/29/2014	566	Add Bath	145,700						7/10/2018	Measured	DGM	D Mann
									6/19/2014	Info Fm Prmt	PC	PHIL C

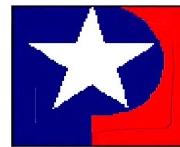
### ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_



EXTERIOR INFORMATION test PDF Combine only			BATH FEATURES			COMMENTS			SKETCH																			
Type: 2 - Bungalow	Full Bath: 2	Rating: Very Good	CK COND 7/01 APT/WITH ATTACHED GAR.																									
Sty Ht: 1 - 1 Story	A Bath:	Rating:							4																			
(Liv) Units: 1 Total: 2	3/4 Bath:	Rating:																										
Foundation: 1 - Concrete	A 3QBth:	Rating:																										
Frame: 1 - Wood	1/2 Bath: 1	Rating: Very Good																										
Prime Wall: 1 - Wood Shingle	A HBth:	Rating:																										
Sec Wall:	OthrFix:	Rating:																										
Roof Struct: 2 - Hip	OTHER FEATURES		RESIDENTIAL GRID																									
Roof Cover: 1 - Asphalt Shgl	Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1																									
Color: WHITE	A Kits:	Rating:	Level FY LR DR D K FR RR BR FB HB L O																									
View / Desir:	Frl:	Rating:	Other																									
GENERAL INFORMATION			WSFlue:	Rating:	Upper																							
Grade: C - Average	CONDO INFORMATION		Lvl 2																									
Year Blt: 1959	Eff Yr Blt:	Location:		Lvl 1																								
Alt LUC:	Alt %:	Total Units:		Lower																								
Jurisdct: G19	Fact: .	Floor:		Totals RMS: 3 BRs: 1 Baths: 2 HB: 1																								
Const Mod:	% Own:		REMODELING		RES BREAKDOWN																							
Lump Sum Adj:	Name:		Exterior:		No Unit	RMS	BRS	FL																				
INTERIOR INFORMATION			Interior:		1	3	1																					
Avg Ht/FL: STD	Functional:		Additions:																									
Prim Int Wal 1 - Drywall	Economic:		Kitchen:																									
Sec Int Wall:	Special:		Baths:																									
Partition: T - Typical	Override:		Plumbing:																									
Prim Floors: 3 - Hardwood	Total: 4.6 %		Electric:																									
Sec Floors:	CALC SUMMARY		Heating:																									
Bsmnt Flr:	Basic \$ / SQ: 100.00		General:																									
Subfloor:	Size Adj.: 1.35000002		Totals																									
Bsmnt Gar:	Const Adj.: 1.49970007		1 3 1																									
Electric: 3 - Typical	Adj \$ / SQ: 202.460		GAR Garage		575	29.020	16,684																					
Insulation: 2 - Typical	Other Features: 105000		FFL First Floor		488	202.460	98,800																					
Int vs Ext:	Grade Factor: 1.00		WtAv\$/SQ:		Net Sketched Area: 1,063	Total: 115,484																						
Heat Fuel: 3 - Electric	NBHD Inf: 1.00000000		AvRate:		Size Ad 488		Gross Area 1063	FinArea 488																				
Heat Type: 6 - Elec Base/B	NBHD Mod:		Ind.Val		PARCEL ID 139.0-0001-0016.0																							
# Heat Sys: 1	LUC Factor: 1.00		Juris. Factor: 1.00		Before Depr: 202.46																							
% Heated: 100	Adj Total: 220484		Special Features: 0		Val/Su Net: 197.84																							
Solar HW: NO	Depreciation: 10142		Final Total: 210300		Val/Su SzAd 430.94																							
% Com Wal	Deprecated Total: 210342																											
MOBILE HOME			Make:	Model:	Serial #	Year:	Color:																					
SPEC FEATURES/YARD ITEMS			IMAGE																									
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc											
More: N	Total Yard Items:	Total Special Features:												Total:														

test PDF Combine only	0001	0016.0	1 of 2	Residential	Total Card / Total Parcel																					
Map	Block	Lot	5	CARD ARLINGTON	APPRAISED: 1,536,400 / 1,746,700																					
PROPERTY LOCATION			IN PROCESS APPRAISAL SUMMARY			USE VALUE: 1,536,400 / 1,746,700																				
No	Alt No	Direction/Street/City	Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description			User Acct														
125		JASON ST, ARLINGTON	109	18862.000	649,100		887,300	1,536,400				89102														
OWNERSHIP			Unit #:									GIS Ref														
Owner 1: WIEAND THOMAS M &												GIS Ref														
Owner 2: MARKOV-WIEAND AMY E												Insp Date														
Owner 3:												11/10/18														
Street 1: 125 JASON ST									Entered Lot Size			PRIOR ID # 1: 89102														
Street 2:									Total Land:			PRIOR ID # 2:														
Twn/City: ARLINGTON									Land Unit Type:			PRIOR ID # 3:														
StProv: MA	Cntry:	Own Occ: Y	Source: Market Adj Cost	Total Value per SQ unit /Card:	455.91	/Parcel:	452.75				PRINT															
Postal: 02476	Type:										Date															
PREVIOUS OWNER			Parcel ID 139.0-0001-0016.0									Time														
Owner 1: BEAN MARJORIE G -			Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date													
Owner 2: -			2022	109	FV	859,400	0	18,862.	887,300	1,746,700		Year end	12/23/2021													
Street 1: 125 JASON ST			2021	109	FV	829,500	0	18,862.	887,300	1,716,800		Year End Roll	12/10/2020													
Twn/City: ARLINGTON			2020	109	FV	824,100	0	18,862.	887,300	1,711,400	1,711,400	Year End Roll	12/18/2019													
StProv: MA			2019	109	FV	632,900	0	18,862.	936,600	1,569,500	1,569,500	Year End Roll	1/3/2019													
Postal: 02476			2018	109	FV	567,600	0	18,862.	690,100	1,257,700	1,257,700	Year End Roll	12/20/2017													
			2017	109	FV	567,600	0	18,862.	660,500	1,228,100	1,228,100	Year End Roll	1/3/2017													
			2016	109	FV	567,600	0	18,862.	611,200	1,178,800	1,178,800	Year End	1/4/2016													
			2015	109	FV	545,600	0	18,862.	512,600	1,058,200	1,058,200	Year End Roll	12/11/2014													
NARRATIVE DESCRIPTION			SALES INFORMATION			TAX DISTRICT			PAT ACCT.			!10732!														
This parcel contains .433 Sq. Ft. of land mainly classified as Multi-House with a Colonial Building built about 1916, having primarily Wood Shingle Exterior and 3370 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.			Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PRINT													
			BEAN MARJORIE G	58981-214		4/27/2012		1,040,000	No	No			Date	Time												
				12054-474		8/11/1971		60,000	No	No	N		12/30/21	11:16:13												
OTHER ASSESSMENTS			BUILDING PERMITS			ACTIVITY INFORMATION						LAST REV														
Code	Descrip/No	Amount	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
		Com. Int										6/12/2020	Permit Visit	DGM	D Mann											
												11/10/2018	MEAS&NOTICE	HS	Hanne S											
												11/8/2018	TTL REFUSAL	HS	Hanne S											
												7/10/2018	Permit Visit	DGM	D Mann											
												7/10/2018	Left Notice	DGM	D Mann											
												7/10/2018	Measured	DGM	D Mann											
												8/28/2017	Permit Visit	DGM	D Mann											
												7/28/2014	Info Fm Prmt	PC	PHIL C											
												2/3/2014	Info Fm Prmt	EMK	Ellen K											
PROPERTY FACTORS			LAND SECTION (First 7 lines only)			BUILDING PERMITS			ACTIVITY INFORMATION			Sign: VERIFICATION OF VISIT NOT DATA														
Item	Code	Description	%	Item	Code	Description	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
Z	R1	SINGLE FA	100	water			4/28/2020	455	Wood Dec	16,100	O					6/12/2020	Permit Visit	DGM	D Mann							
o				Sewer			7/10/2017	770	Heat App	9,500	C					11/10/2018	MEAS&NOTICE	HS	Hanne S							
n				Electri			1/13/2017	49	Addition	605,000	O					11/8/2018	TTL REFUSAL	HS	Hanne S							
							7/24/2014	893	Heat App	17,000					7/10/2018	Permit Visit	DGM	D Mann								
							11/20/2013	1713	Manual	23,407	C				7/10/2018	Left Notice	DGM	D Mann								
							4/3/2013	474	Re-Roof	103,381	C				7/10/2018	Measured	DGM	D Mann								
							12/4/1995	685	Re-Roof	4,300					8/28/2017	Permit Visit	DGM	D Mann								
							12/4/1995	685	Manual	4,300					7/28/2014	Info Fm Prmt	PC	PHIL C								
															2/3/2014	Info Fm Prmt	EMK	Ellen K								
Use Description LUC Fact			No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class %	Spec Land	J Code	Fact	Use Value	Notes
109	Multi-House		18862	Sq. Ft.	Site			0	90.	0.52	10									887,274					887,300	



**EXTERIOR INFORMATION**

test PDF Combine only

Type:	6 - Colonial
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	1 Total: 2
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

**GENERAL INFORMATION**

Grade:	B - Good
Year Blt:	1916
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G19
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total:

**BATH FEATURES**

Full Bath:	2	Rating: Average	CK COND 7/01 APT/WITH ATTACHED GAR.
A Bath:		Rating:	6
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Average	
A HBth:		Rating:	
OthrFix:		Rating:	

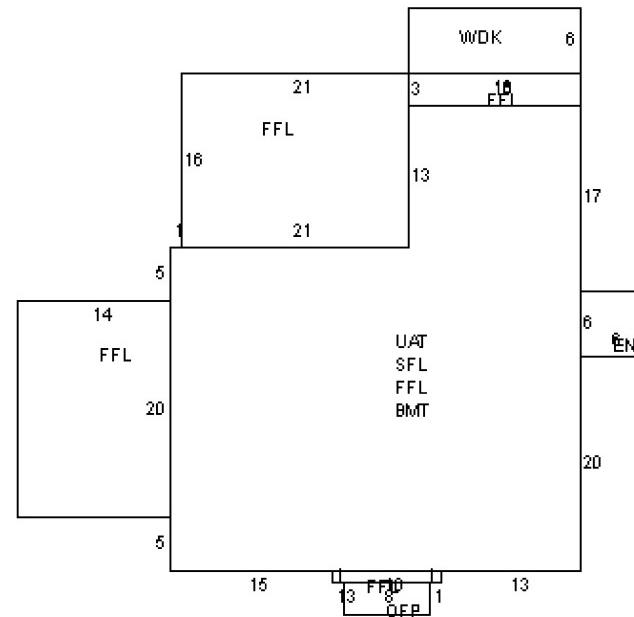
**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 3	BRs: 1	Baths: 2 HB 1

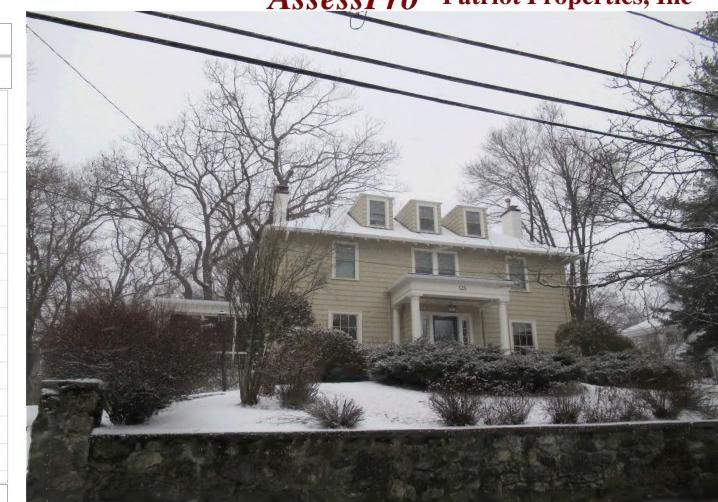
**OTHER FEATURES**

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	2	Rating: Average

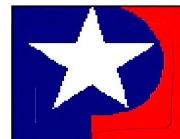
WSFlue:		Rating:
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**COMMENTS****SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
FFL	First Floor	2,022	126.240	255,261					
BMT	Basement	1,348	37.870	51,052					
SFL	Second Floor	1,348	126.240	170,174					
UAT	Upper Attic	337	50.500	17,017					
WDK	Deck	96	16.160	1,551					
ENT	ENTRY	36	26.660	960					
OPF	Open Porch	24	44.440	1,066					
Net Sketched Area:				497,081					
Size Ad	3370	Gross Area	6222	FinArea	3370				

**IMAGE**
**AssessPro Patriot Properties, Inc**

test PDF Combine only	0001	0016.0	1 of 2	Residential	Total Card / Total Parcel																						
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,536,400 / 1,746,700																						
PROPERTY LOCATION			IN PROCESS APPRAISAL SUMMARY			USE VALUE: 1,536,400 / 1,746,700																					
No	Alt No	Direction/Street/City	Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description			User Acct															
125		JASON ST, ARLINGTON	109	18862.000	649,100		887,300	1,536,400				89102															
OWNERSHIP			Unit #:									GIS Ref															
Owner 1: WIEAND THOMAS M &												GIS Ref															
Owner 2: MARKOV-WIEAND AMY E												Insp Date															
Owner 3:												11/10/18															
Street 1: 125 JASON ST									Entered Lot Size			PRIOR ID # 1: 89102															
Street 2:									Total Land:			PRIOR ID # 2:															
Twn/City: ARLINGTON									Land Unit Type:			PRIOR ID # 3:															
St/Prov: MA	Cntry	Own Occ: Y	Source: Market Adj Cost	Total Value per SQ unit /Card:	455.91	/Parcel:	452.75	Parcel ID: 139.0-0001-0016.0			PRINT																
Postal: 02476	Type:							Date	12/23/2021	Date	12/10/2020																
PREVIOUS OWNER			Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes															
Owner 1: BEAN MARJORIE G -			2022	109	FV	859,400	0	18,862.	887,300	1,746,700		Year end															
Owner 2: -			2021	109	FV	829,500	0	18,862.	887,300	1,716,800		Year End Roll															
Street 1: 125 JASON ST			2020	109	FV	824,100	0	18,862.	887,300	1,711,400	1,711,400	Year End Roll															
Twn/City: ARLINGTON			2019	109	FV	632,900	0	18,862.	936,600	1,569,500	1,569,500	Year End Roll															
St/Prov: MA			2018	109	FV	567,600	0	18,862.	690,100	1,257,700	1,257,700	Year End Roll															
Postal: 02476			2017	109	FV	567,600	0	18,862.	660,500	1,228,100	1,228,100	Year End Roll															
			2016	109	FV	567,600	0	18,862.	611,200	1,178,800	1,178,800	Year End															
			2015	109	FV	545,600	0	18,862.	512,600	1,058,200	1,058,200	Year End Roll															
NARRATIVE DESCRIPTION			SALES INFORMATION			TAX DISTRICT			PAT ACCT.			10732!															
This parcel contains .433 Sq. Ft. of land mainly classified as Multi-House with a Colonial Building built about 1916, having primarily Wood Shingle Exterior and 3370 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.			Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PRINT														
			BEAN MARJORIE G	58981-214		4/27/2012		1,040,000	No	No			Date	Time													
				12054-474		8/11/1971		60,000	No	No	N		12/30/21	11:16:13													
OTHER ASSESSMENTS			BUILDING PERMITS			ACTIVITY INFORMATION																					
Code	Descrip/No	Amount	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
			4/28/2020	455	Wood Dec	16,100	O					6/12/2020	Permit Visit	DGM	D Mann												
Z	R1	SINGLE FA	7/10/2017	770	Heat App	9,500	C					11/10/2018	MEAS&NOTICE	HS	Hanne S												
o			1/13/2017	49	Addition	605,000	O					11/8/2018	TTL REFUSAL	HS	Hanne S												
n			7/24/2014	893	Heat App	17,000						7/10/2018	Permit Visit	DGM	D Mann												
			11/20/2013	1713	Manual	23,407	C					7/10/2018	Left Notice	DGM	D Mann												
Census:			4/3/2013	474	Re-Roof	103,381	C						7/10/2018	Measured	DGM	D Mann											
Flood Haz:			12/4/1995	685	Re-Roof	4,300							8/28/2017	Permit Visit	DGM	D Mann											
D			12/4/1995	685	Manual	4,300						7/28/2014	Info Fm Prmt	PC	PHIL C												
s												2/3/2014	Info Fm Prmt	EMK	Ellen K												
t																											
LAND SECTION (First 7 lines only)			Sign: VERIFICATION OF VISIT NOT DATA																								
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
109	Multi-House		18862	Sq. Ft.	Site			0	90.	0.52	10									887,274						887,300	



<b>EXTERIOR INFORMATION</b> test PDF - Colonial						<b>BATH FEATURES</b>						<b>COMMENTS</b>						<b>SKETCH</b>					
Type: 6	- Colonial					Full Bath: 2	Rating: Average	CK COND 7/01 APT/WITH ATTACHED GAR.						8									
Sty Ht: 2H	- 2 & 1/2 Sty					A Bath:	Rating:																
(Liv) Units: 1	Total: 2					3/4 Bath:	Rating:																
Foundation: 1	- Concrete					A 3QBth:	Rating:																
Frame: 1	- Wood					1/2 Bath: 1	Rating: Average																
Prime Wall: 1	- Wood Shingle					A HBth:	Rating:																
Sec Wall:						OthrFix:	Rating:																
Roof Struct: 2	- Hip					<b>OTHER FEATURES</b>																	
Roof Cover: 1	- Asphalt Shgl					Kits: 1	Rating: Average	1st Res Grid   Desc: Line 1   # Units 1															
Color: WHITE						A Kits:	Rating:																
View / Desir:						Fpl: 2	Rating: Average																
<b>GENERAL INFORMATION</b>												WSFlue:	Rating:										
Grade: B - Good																							
Year Blt: 1916	Eff Yr Blt:																						
Alt LUC:	Alt %:																						
Jurisdct: G19	Fact: .																						
Const Mod:																							
Lump Sum Adj:																							
<b>INTERIOR INFORMATION</b>												<b>CONDOS INFORMATION</b>											
Avg Ht/FL: STD						Location:																	
Prim Int Wal 1	- Drywall					Total Units:																	
Sec Int Wall:						Floor:																	
Partition: T	- Typical					% Own:																	
Prim Floors: 3	- Hardwood					Name:																	
Sec Floors:						DEPRECIATION																	
Bsmnt Flr: 12	- Concrete					Phys Cond: GD	- Good	18.	%														
Subfloor:						Functional:																	
Bsmnt Gar:						Economic:																	
Electric: 3	- Typical					Special:																	
Insulation: 2	- Typical					Override:																	
Int vs Ext: S						CALC SUMMARY																	
Heat Fuel: 1	- Oil					Basic \$ / SQ: 130.00						COMPARABLE SALES											
Heat Type: 3	- Forced H/W					Size Adj.: 0.96157265						Rate	Parcel ID	Typ	Date	Sale Price							
# Heat Sys: 1						Const Adj.: 1.00989902																	
% Heated: 100						Adj \$ / SQ: 126.242																	
Solar HW: NO	Central Vac: NO					Other Features: 102500																	
% Com Wal	% Sprinkled					Grade Factor: 1.33																	
						NBHD Inf: 1.00000000																	
						NBHD Mod:																	
						LUC Factor: 1.00																	
						Adj Total: 797444																	
						Depreciation: 148325																	
						Deprecated Total: 649120																	
<b>MOBILE HOME</b>												WtAv\$/SQ:	AvRate:	Ind.Val									
Make: [ ] Model: [ ] Serial # [ ] Year: [ ] Color: [ ]												Juris. Factor: 1.00	Before Depr: 167.90										
<b>SPEC FEATURES/YARD ITEMS</b>												Special Features: 0	Val/Su Net: 124.56										
												Final Total: 649100	Val/Su SzAd: 192.61										
												PARCEL ID 139.0-0001-0016.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:							Total Special Features:															
												Total:											